

Byron Municipal Advisory Council



Linda Thuman, Chair

**Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500**

Linda Thuman, Chair
Mike Nisen, Vice Chair
Steve Larsen, Councilmember
Dennis Lopez, Councilmember
Ron Schmit, Councilmember

*The Byron Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

BYRON MAC AGENDA

Tuesday, June 23, 2020

6:00p.m.

St. Anne's Church

2800 Camino Diablo, Room 1A

(Bell Tower Side of the Building)

Byron, CA 94514

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Byron Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed as follows:

Dial In: 1-844-517-1271

Access Code: 24583300#

No Host: press #

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/2744?html=true>

The Byron Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call

2. Approval of Agenda

3. Public Comment (3 minutes per speaker) *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.*

4. Agency Reports

- a. California Highway Patrol
- b. Contra Costa Sheriff's Department
- c. Contra Costa County Code Enforcement Department
- d. East Contra Costa Fire Protection District
- e. Office of Supervisor Diane Burgis

5. Consent Items

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Draft Record of Actions – May 26, 2020

6. Presentations

- a. Update on Covid-19 for Contra Costa County (*Lea Castleberry, Office of Supervisor Diane Burgis*)

7. Items for Action and/or Discussion

- a. Agency Comment Request LP20-2028: Applicant requests a Land Use Permit to establish a new Commercial Solar Energy Facility.
- b. Agency Comment Request LP20-2029: Applicant requests a Land Use Permit to establish a new Commercial Solar Energy Facility.

8. Correspondence (R= Received S=Sent)

- a. R-05/28/20 Contra Costa County Zoning Administrator Agenda for June 1, 2020
- b. R-06/02/20 County Planning Commission Cancellation Notice for June 10, 2020
- c. R-06/11/20 Contra Costa County Zoning Administrator Agenda for June 15, 2020
- d. R-06/16/20 County Planning Commission Cancellation Notice for June 24, 2020

9. Future Agenda Items

10. Adjourn

Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

*The Byron Municipal Advisory Committee serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

6:01 p.m.

May 26, 2020

MEMBERS PRESENT: Chair Thuman, Vice Chair Nisen, Councilmember Larsen, Councilmember Lopez and Councilmember Schmit (late).

MEMBERS ABSENT:

PRESENTATION OF COLORS: Led by Chair Thuman.

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Councilmember Thuman. Second made by Councilmember Lopez. Motion Carried: 4-0. AYES: Larsen, Lopez, Nisen, and Thuman.

PUBLIC COMMENTS: None

AGENCY REPORTS:

- a. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of April; weed abatement needs to be complete by May as June will be enforcement; the District is coming out with an app to report complaints for weed abatement. Director Steve Smith provided an update and overview of the ECCFPD.
- b. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of April.
- c. **California Highway Patrol:** Officer Donnie Thomas provided the activity report for the month of April.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry provided an update on the Census 2020.

CONSENT ITEMS:

Approval of Record of Actions for April 21, 2020: Motion to approve the Record of Actions as presented made by Vice Chair Nisen. Second made by Councilmember Schmit. Motion Carried: 5-0. AYES: Larsen, Lopez, Nisen, Schmit and Thuman.

PRESENTATIONS:

- a. **Update on Covid-19 for Contra Costa County:** Lea Castleberry, Office of Supervisor Diane Burgis discussed the local Shelter-In-Place Order that includes some restriction being loosened; testing is now available at 6 sites throughout Contra Costa County by appointment only; measures taken to prepare for a surge in outbreaks; resources for small businesses and employees; Contra Costa County case count; the Board of Supervisors discussion on a moratorium for evictions and rent increase during the Countywide Shelter-in-Place Order; resources for economic and local business relief; using cchealth.org as a community reference; and the Coronavirus Call Center information.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Discuss the forwarding balance of \$541.00 from 2013-2016 Byron Community Clean-Up donations.** Motion to donate the \$541.00 to the Contra Costa/Solano County Food Bank made by Vice Chair Nisen. Second made by Councilmember Schmit. Motion carried 5-0. AYES: Larsen, Lopez, Nisen, Schmit, and Thuman.

CORRESPONDENCE/ANNOUNCEMENTS:

- a. R-04/27/20 County Zoning Administrator Cancellation Notice for May 4, 2020
- b. R-05/07/20 Contra Costa County Planning Commission Agenda for May 13, 2020
- c. R-05/13/20 Contra Costa County Zoning Administrator Agenda for May 18, 2020
- d. R-05/22/20 Contra Costa County Planning Commission Agenda for May 27, 2020

FUTURE AGENDA ITEMS

ADJOURNMENT

There being no further business before the Byron Municipal Advisory Council, Chair Thuman adjourned the meeting at 6:48pm. The next scheduled Byron Municipal Council meeting will be held Tuesday, June 23, 2020 at 6:00p.m. via teleconference due to COVID-19.



AGENCY COMMENT REQUEST

Date _____

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

✓ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
✓ ALUC Staff ✓ HCP/NCCP Staff
APC PW Staff County Geologist

HEALTH SERVICES DEPARTMENT

✓ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

✓ Engineering Services (1 Full-size + 3 email Contacts)
Traffic
✓ Flood Control (Full-size) Special Districts

LOCAL

✓ Fire District _____

San Ramon Valley – (email) rwendel@srvfire.ca.gov

Consolidated – (email) fire@cccfd.org

✓ East CCC – (email) brodriguez@cccfd.org

Sanitary District _____

Water District _____

City of _____

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

✓ MAC/TAC Byron MAC _____

Improvement/Community Association

CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

✓ CHRIS (email only: nwic@sonoma.edu)

✓ CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Delta Protection Commission

Please submit your comments to:

Project Planner Joe Lawler

Phone # 925-674-7802

E-mail Joseph.Lawler@dcd.cccounty.us

County File # LP20-2028

Prior to July 3, 2020

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)

✓ Flood Hazard Area, Panel # 06013C0530G

✓ 60-dBA Noise Control

CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



Planning Application

Department of Conservation and Development

Community Development Division

30 Muir Road

Martinez, CA 94553

(925) 674-7200

www.cccounty.us

PROJECT DATA

Total Parcel Size: 10.4 acres

Proposed Number of Units: n/a

Proposed Square Footage: _____

Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

☐ ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU

☐ GENERAL PLAN AMENDMENT/FEASIBILITY STUDY

☐ REZONING

☐ ADMINISTRATIVE REVIEW
(former Redevelopment Area)

☐ LAND USE PERMIT

☐ TREE PERMIT

☐ CERTIFICATE OF COMPLIANCE

☐ LOT LINE ADJUSTMENT

☐ VARIANCE

☐ COMPLIANCE REVIEW

☐ MAJOR ☐ MINOR SUBDIVISION

☐ WIRELESS _____

☐ DEVELOPMENT PLAN

☐ PLANNING CONSIDERATION

☒ OTHER solar energy generation

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: Jeffrey Tamayo and Sara Tamayo Family Living Trust

ADDRESS: 2155 Elkins Way

CITY, STATE: Brentwood, CA

ZIP: 94513

PHONE #: _____

EMAIL: _____

☒ I am the property owner and hereby authorize the filing of this application.

SIGNATURE: [Signature]

APPLICANT (MAIN CONTACT INFORMATION)

NAME: RPCA Solar 2, LLC

ADDRESS: 878 Sanchez

CITY, STATE: San Francisco, CA

ZIP: 94114

PHONE #: 530-518-7669

EMAIL: aaron@renewprop.com

☒ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: [Signature]

Project Description:

Renewable Properties, LLC seeks to construct a ~1 megawatt alternating current (AC) solar photovoltaic energy generating facility at 5525 Hope Way in the unincorporated community of Byron in Contra Costa County.

*****FOR OFFICE USE ONLY*****

Project Description:

The applicant requests a Land Use Permit to establish a new Commercial Solar Energy Facility.

Property Description:

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: 002-210-019
Area: <u>Byron</u>	*Base Fee/Deposit	\$ <u>5,500</u>	S-	Site Address: <u>5525 Hope Way</u>
Fire District: <u>East CoCo</u>	Late Filing Penalty (+50% of above if applicable)	\$ <u>--</u>	S-066	Zoning District: <u>A-3, -SG</u>
Sphere of Influence: <u>N/A</u>	% Est. Value over \$100,000	\$	S-029	General Plan: <u>AL</u>
Flood Zone: <u>AE, A, X</u>	#Units/Lots _____ x \$ _____ Sq. Ft. x \$ _____	\$	S-014	Census Tract: <u>3040.02</u>
x-ref Files: <u>PR20-0006</u>	Notification Fee	\$ <u>15.00</u> \$30.00	S-052	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$ <u>75.00</u>	S-048	Supervisory District: <u>3</u>
	Environmental Health Dept.	\$ <u>57.00</u>	5884	Received By: <u>J. Lawlor</u>
Concurrent Files:	TOTAL	\$ <u>5,662</u>		Date Filed: <u>5/21/2020</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: <u>LP20-2028</u>

APPLICATION SUBMITTAL ON REVERSE

Aerial



WGS_1984_Web_Mercator_Auxiliary_Sphere



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Board of Supervisors' Districts
- County Boundary
- Bay Area Counties
- Assessor Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:2,257



Notes

Contra Costa County DDT GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or complete. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Zoning: A-3



Legend

- City Limits
- Highways
- Highways Bay Area
- Streets
- Zoning
 - R-4 (Single Family Residential)
 - R-4-TH (Single Family Residential - Combining District)
 - R-4-PH-UE (Single Family Residential - Urban Farm Animal Exclusion Combining District)
 - R-4-SDA (Single Family Residential - Single Detached Attached House Development Combining District)
 - R-4-TDV-X (Single Family Residential - View Ordinance and Kensington Ct. Exclusion Combining District)
 - R-4-UE (Single Family Residential - Exclusion Combining District)
 - R-4-X (Single Family Residential - Combining District)
 - R-7 (Single Family Residential)
 - R-7-X (Single Family Residential - Combining District)
 - R-10 (Single Family Residential)
 - R-10-UE (Single Family Residential - Exclusion Combining District)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20-UE (Single Family Residential - Exclusion Combining District)
 - R-40-PH (Single Family Residential - Combining District)
 - R-40-PH-UE (Single Family Residential - Urban Farm Animal Exclusion Combining District)
 - R-40-UE (Single Family Residential - Exclusion Combining District)
 - R-40-X (Single Family Residential - Combining District)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1-T (Two Family Residential - Triplex District)
 - D-1-UE (Planned Unit - Urban Farm Animal Exclusion Combining District)
 - M-12 (Multiple Family Residential)
 - M-12-PH (Multiple Family Residential - Combining District)
 - M-17 (Multiple Family Residential)
 - M-22 (Multiple Family Residential)

1:2,257



0.1 0.04 0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County - DOT GIS

General Plan: AL



Legend

City Limits

Highways

Highways Bay Area

Streets

General Plan

- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Li
- MM (Multiple Family Residential - M
- MY (Multiple Family Residential - H
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Hous
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Midtown Rodos I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercial
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Village Cent
- M-9 (Montebello Manor Mixed Use)
- M-10 (Willow Pass Business Park A
- M-11 (Aspin Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL (Agriculture, Open Space, & Off
- CR (Commercial Recreation)
- ACQ (Airport Commercial)
- LF (Landfill)

1:2,257

Notes

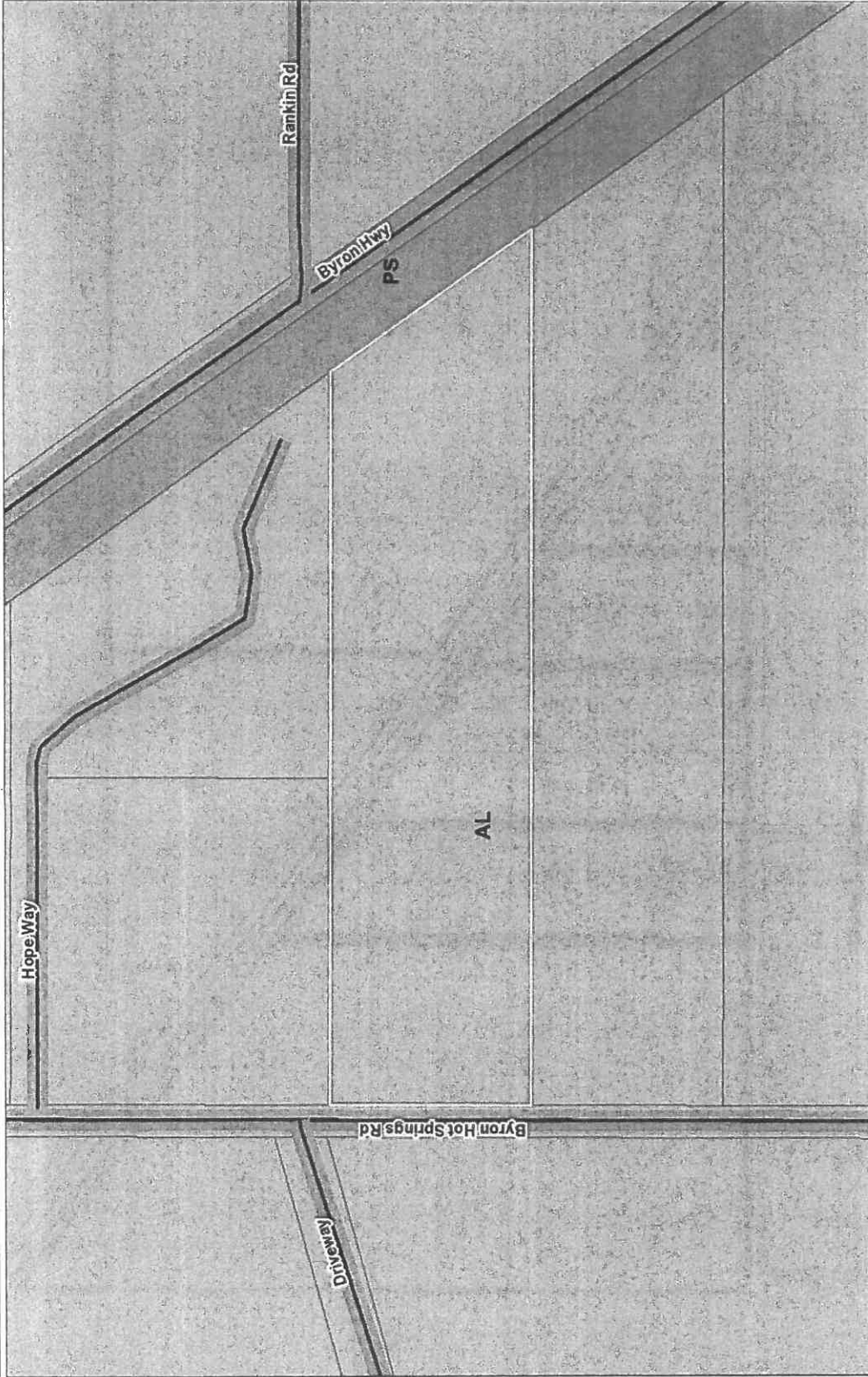
Contra Costa County - DOI GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

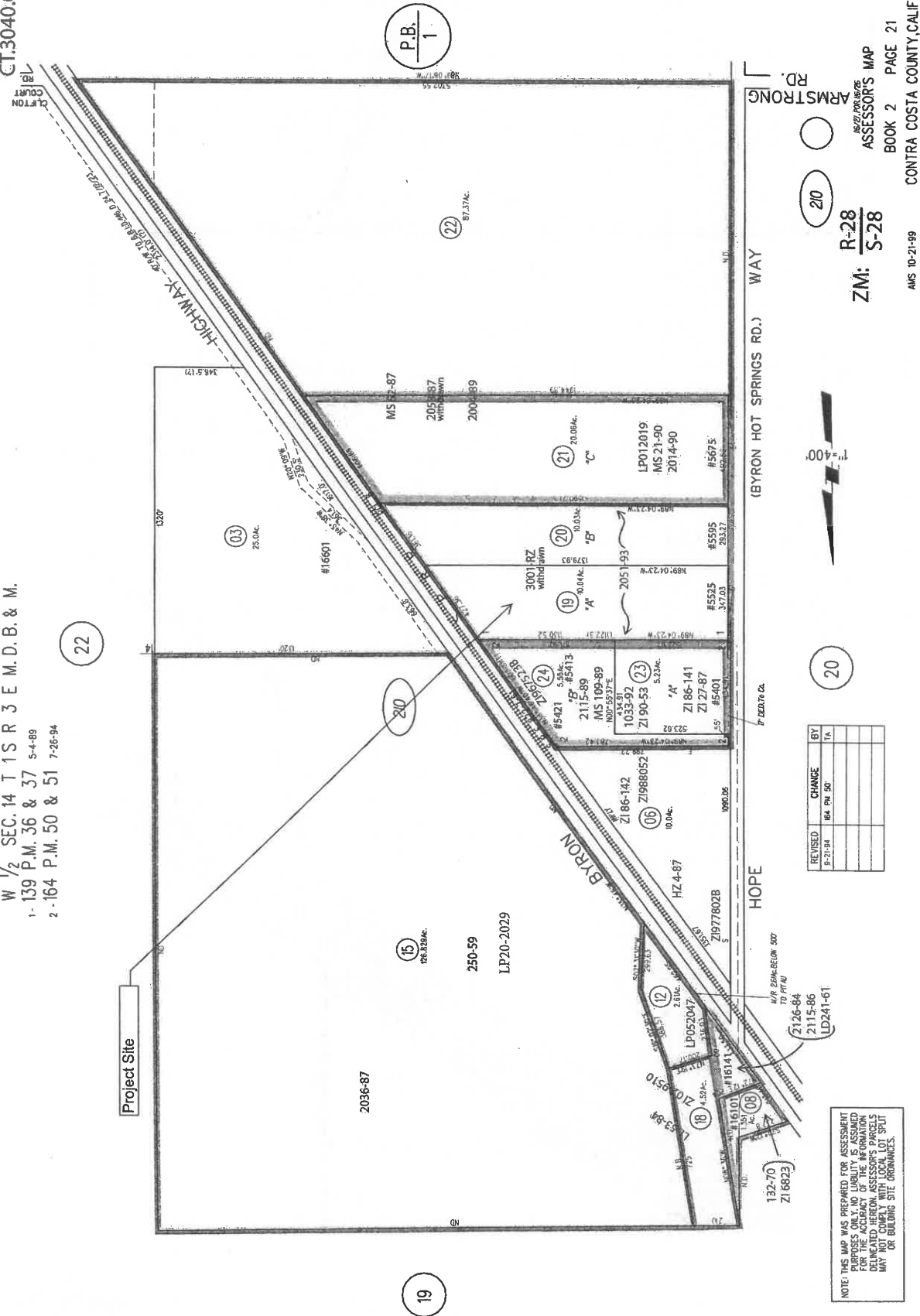
0.1 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere



W 1/2 SEC. 14 T 1 S R 3 E M.D.B. & M.
 1- 139 P.M. 36 & 37 5-4-89
 2- 164 P.M. 50 & 51 7-26-94

CT.3040.00



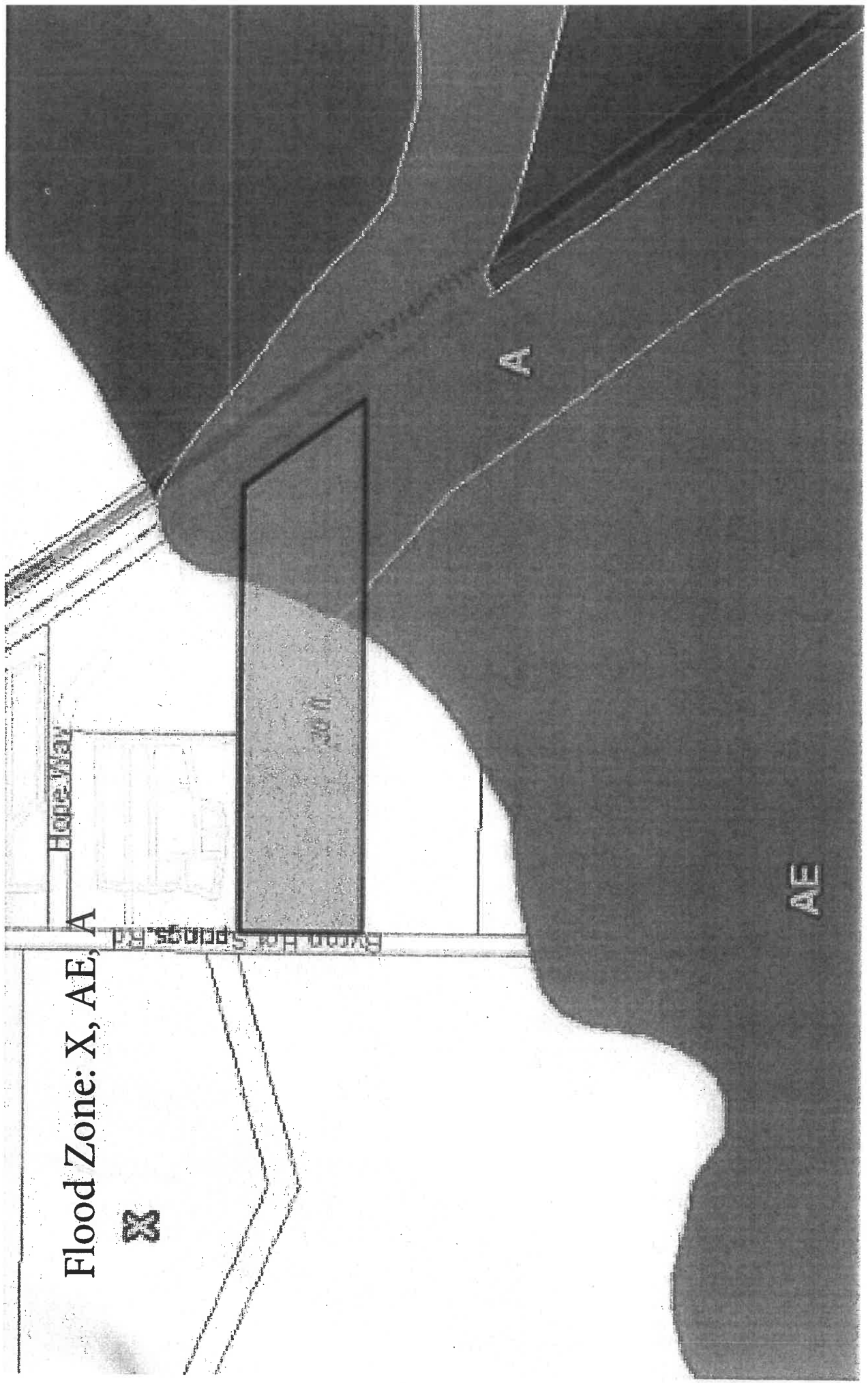
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NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE INFORMATION CONTAINED HEREON, INCLUDING PARCELS, MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.



R-28
 ZM: S-28
 ASSESSOR'S MAP
 BOOK 2 PAGE 21
 CONTRA COSTA COUNTY, CALIF.
 AUS 10-21-99

Flood Zone: X, AE, A



PRELIMINARY
NOT FOR
CONSTRUCTION

**BYRON HOT
SPRINGS SOLAR**

BYRON HOT SPRINGS RD,
BYRON, CA 94514, USA

LAT: 37.844931°
LON: -121.621552°

[illegible]

SHEET TITLE:































PRELIMINARY
LAYOUT

DRAWING NO.:

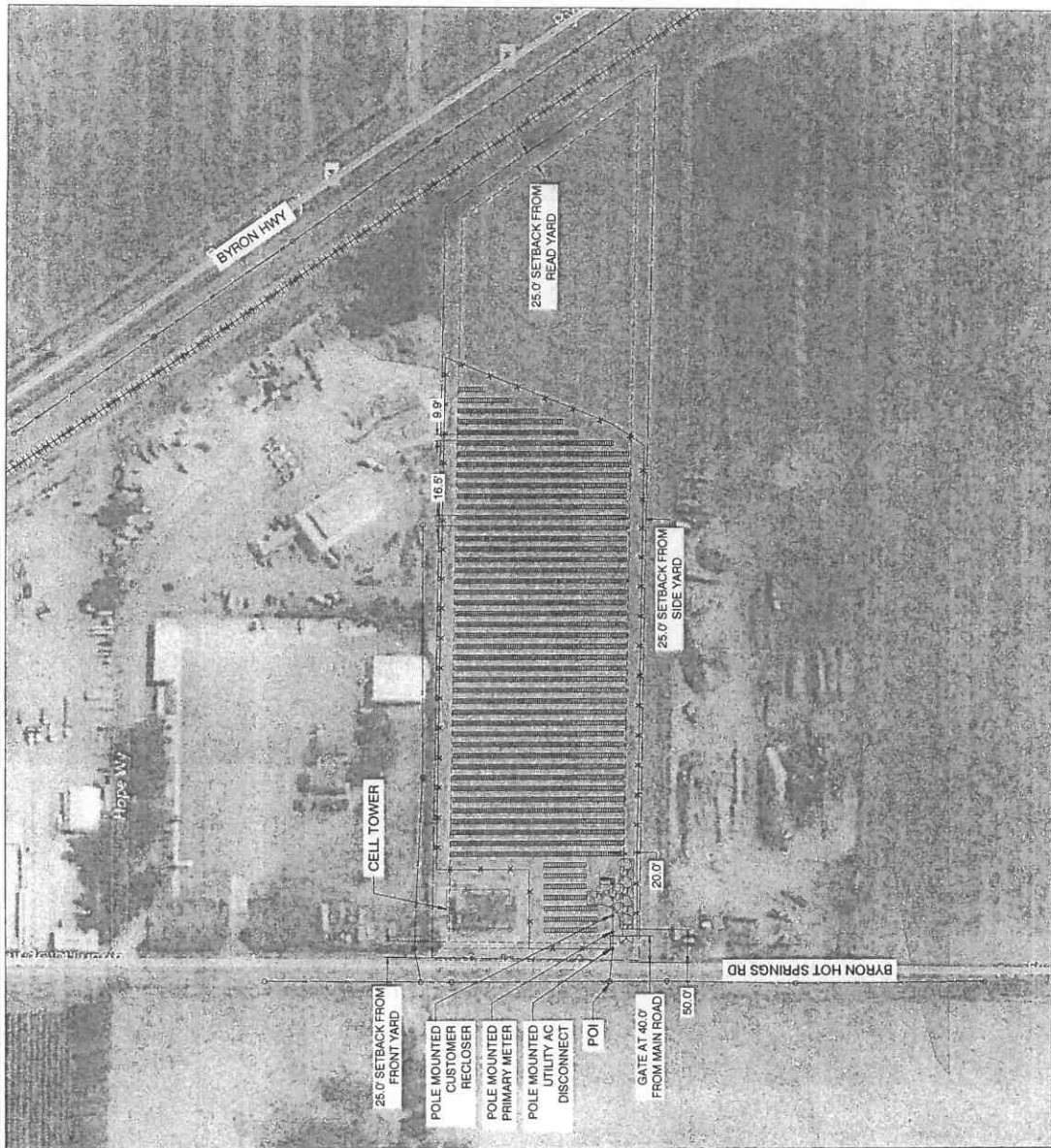
PV-100

IRANN BY:	LR
REVIEWED BY:	
DATE:	05/15/20
SCALE:	AS SHOWN
PROJECT NO.:	

[illegible]

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	A13 10-MILE MARKER
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	A13 610-MILE MARKER
	A13 613-MILE MARKER
	A13 616-MILE MARKER
	A13 619-MILE MARKER
	A13 622-MILE MARKER

GENERAL NOTES		9
1.	REFER TO SINGLE LINE DIAGRAM FOR DETAILS.	
2.	INSTALLATION TO COMPLY WITH NEC 90.1 ARTICLE 680 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS.	
3.	EQUIPMENT SHALL BE LABELED PER NEC 900 AND UTILITY REGULATIONS.	
4.	20' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE BILT. DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PERIOD SURVEY.	





PRELIMINARY
NOT FOR
CONSTRUCTION

BYRON HOT
SPRINGS SOLAR

BYRON HOT SPRINGS RD,
BYRON, CA 94514, USA
LAT: 37.844931°
LON: -121.482182°

NO.	REV.	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SHEET TITLE

CIRCULATION PLAN
FOR VEHICLES

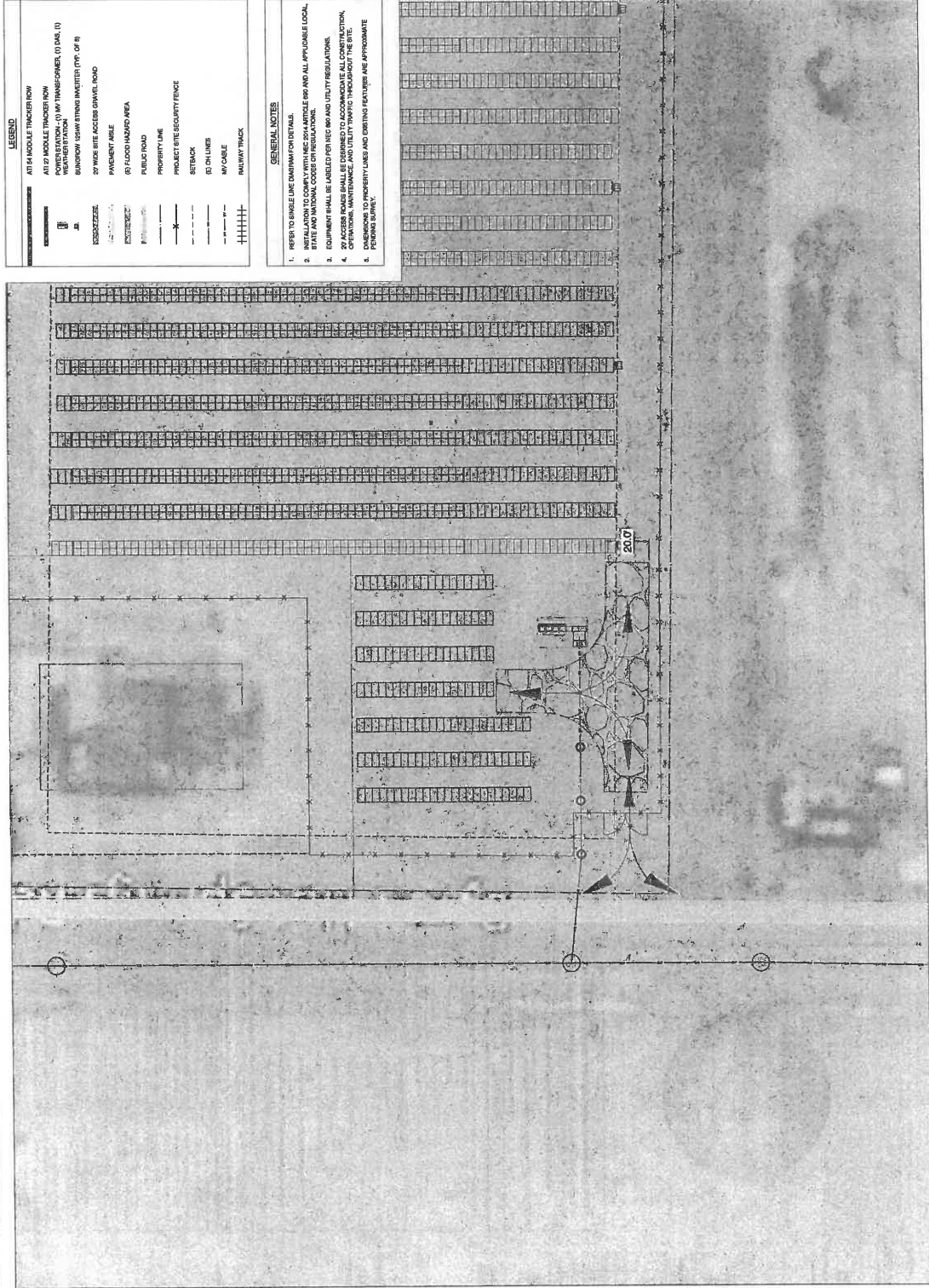
DRAWING NO.:
PV-101

DRAWN BY:	LR
REVIEWED BY:	
DATE:	09/15/20
SCALE:	AS SHOWN
PROJECT NO.:	

LEGEND

AT 14 MOBILE TRUCKS ROW
AT 12 MOBILE TRUCKS ROW
POWERSTATION (1) 100 TRANSFORMER (1) DASH (1)
WEATHERSTATION
SHADOW LOW STRESS INVERTER (TYPE OF 8)
20 WIDE SITE ACCESS DRIVEWAY ROAD
PAVEMENT ASLE
RT FLOOD HAZARD AREA
PUBLIC ROAD
PROPERTY LINE
PROJECT SITE SECURITY FENCE
SETBACK
RT ON LINES
RT CABLE
RAILWAY TRACK

- GENERAL NOTES
1. REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
 2. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS.
 3. EQUIPMENT SHALL BE LABELED PER NEC AND UTILITY REGULATIONS.
 4. 20 ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
 5. DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PER AERIAL PHOTO.



1 CIRCULATION PLAN FOR VEHICLES
SCALE: 1"=20'

**BYRON HOT
SPRINGS SOLAR**

BYRON HOT SPRINGS RD,
BYRON, CA 94514, USA

LAT: 37.844931°
LON: -121.621552°

[illegible]

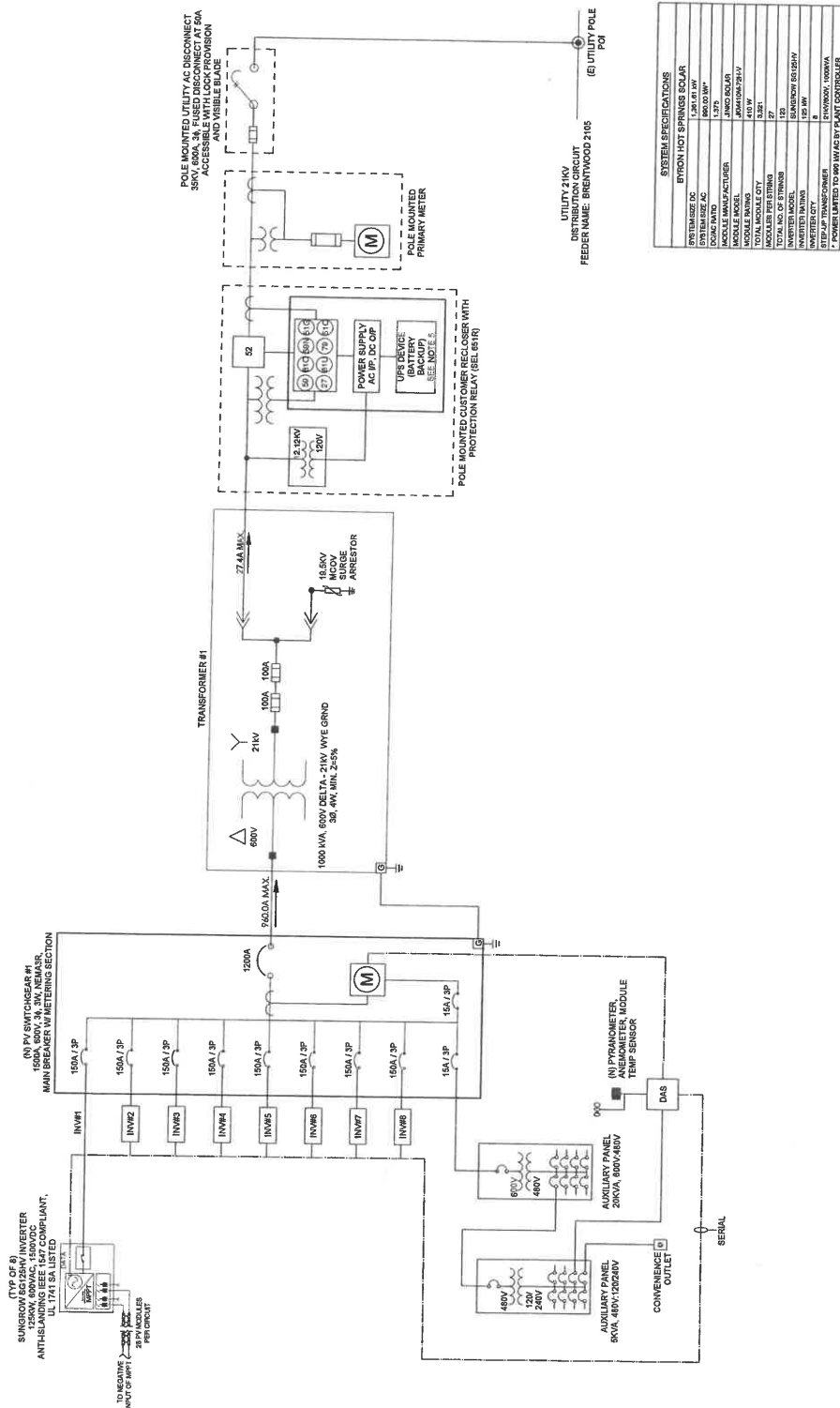
SHEET TITLE:

SINGLE LINE DIAGRAM

DRAWING NO.:

E-101

DRAWN BY: _____
 REVIEWED BY: _____
 DATE: _____
 SCALE: _____
 AS SHOWN
 PROJECT NO.: _____



GENERAL NOTES

1. ALL CIRCUITS SHALL BE INSTALLED AND INTERCONNECTED WITH UTILITY PER UTILITY SPECIFICATIONS.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2014 EDITION OF NATIONAL ELECTRIC CODE.
3. ALL CDS AND EQUIPMENT, WHERE APPLICABLE, SHALL BE LISTED AND LABELLED PER RECOMMENDED ELECTRICAL TESTING LABORATORY AND INSTALLED PER THE LISTING REQUIREMENTS. THE MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH NEC.
4. REQUEST CONTROL SETTINGS TO BE COORDINATED WITH UTILITY AND CONTRACTOR.
5. REPLY TO BE PROVIDED WITH HOUR BATTERY BACKUP.

1) BYRON HOT SPRINGS SOLAR SINGLE LINE DIAGRAM

Renewable Properties, LLC
655 Montgomery Street, Suite 1430
San Francisco, CA 94111
www.renewprop.com



**RENEWABLE
PROPERTIES**



May 20, 2020

Joseph Lawlor Jr., AICP
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

RE: Byron Hot Springs Solar Project – Land Use Application - Project Narrative

Dear Joseph,

On behalf of RPCA Solar 2, LLC, we submit this letter as a description of the Byron Hot Springs Solar Project (Project), a small-scale utility solar energy generating project located on approximately 5.15 acres of an approximately 10.5-acre parcel of land in the unincorporated community of Byron. The project is located off Byron Hot Springs Road (APN # 002-210-019), at 5525 Hope Way. Renewable Properties, LLC has entered into a purchase agreement with the property owner (Jeffrey Tamayo and Sara Tamayo Family Living Trust) to facilitate the development of a small scale, utility solar power generation facility.

The Project will generate a total of 1 megawatt (MW) alternating current (AC) {or 1.375 MW direct current (DC)} of clean, reliable solar energy when complete. The Project will interconnect to PG&E's pre-existing electrical distribution system located on site. The power generated from this facility will be sold to Marin Clean Energy (MCE) through a long-term Power Purchase Agreement (PPA).

The Byron Hot Springs Solar Project will utilize approximately 3,321 solar modules and 8 string inverters, which convert the sun's energy into usable, AC power. Single axis tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers. The overall height of the array will be no more than 8-feet tall.

We are excited to work with the County to advance this Project through the local review and approval process. Please let us know if you have any questions about our application. We look forward to your comments and a description of the review process and timeline ahead.

Sincerely,

RENEWABLE PROPERTIES

Stephanie Loucas
Vice President, Development
415-710-3834

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258

RECEIVED

JUN 15 2020

BY: _____



AGENCY COMMENT REQUEST

Date _____

We request your comments regarding the attached application currently under review.

INTERNAL

- | | |
|---|--|
| <input checked="" type="checkbox"/> Building Inspection | Grading Inspection |
| Advance Planning | Housing Programs |
| Trans. Planning | Telecom Planner |
| <input checked="" type="checkbox"/> ALUC Staff | <input checked="" type="checkbox"/> HCP/NCCP Staff |
| APC PW Staff | County Geologist |

DISTRIBUTION

HEALTH SERVICES DEPARTMENT

- | | |
|--|---------------------|
| <input checked="" type="checkbox"/> Environmental Health | Hazardous Materials |
|--|---------------------|

PUBLIC WORKS DEPARTMENT

- | | |
|---|-------------------|
| <input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) | |
| Traffic | |
| <input checked="" type="checkbox"/> Flood Control (Full-size) | Special Districts |

LOCAL

- ☒ Fire District _____
- San Ramon Valley – (email) rwendel@srvfire.ca.gov
- Consolidated – (email) fire@cccfd.org
- ☒ East CCC – (email) brodriguez@cccfd.org

Sanitary District _____

Water District _____

City of _____

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

- ☒ MAC/TAC Byron MAC _____

Improvement/Community Association

CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- ☒ CHRIS (email only: rwic@sonoma.edu)
- ☒ CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

Delta Protection Commission

Please submit your comments to:

Project Planner Joe Lawler

Phone # 925-674-7802

E-mail Joseph.Lawler@DCD.cccounty.us

County File # LP20-2029

Prior to July 4, 2020

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)

- ☒ Flood Hazard Area, Panel # 06013C0530G

- ☒ 60-dBA Noise Control

CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



Planning Application
Department of Conservation and Development
Community Development Division

20 Main Road
Marina, CA 94553
(925) 674-7200
www.condev.ca.gov

PROJECT DATA

Total Parcel Size: 126.48 Acres
Proposed Number of Units: n/a
Proposed Square Footage: _____
Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

<input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU	<input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY	<input type="checkbox"/> REZONING
<input type="checkbox"/> ADMINISTRATIVE REVIEW (former Redevelopment Area)	<input type="checkbox"/> LAND USE PERMIT	<input type="checkbox"/> TREE PERMIT
<input type="checkbox"/> CERTIFICATE OF COMPLIANCE	<input type="checkbox"/> LOT LINE ADJUSTMENT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> COMPLIANCE REVIEW	<input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION	<input type="checkbox"/> WIRELESS _____
<input type="checkbox"/> DEVELOPMENT PLAN	<input type="checkbox"/> PLANNING CONSIDERATION	<input checked="" type="checkbox"/> OTHER <u>solar energy generation</u>

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: Ulrich Wingers / The Ulrich Wingers 1000 Revocable Trust
40 Taken Robrahn
ADDRESS: PO Box 5200
CITY, STATE: San Jose, CA ZIP: 95150
PHONE #: 408-307-7900
EMAIL: irobrahn@hotmail.com

APPLICANT (MAIN CONTACT INFORMATION)

NAME: RPCA SOLAR 3, LLC
ADDRESS: 879 SANCHEZ
CITY, STATE: SAN FRANCISCO, CA ZIP: 94114
PHONE #: 530-510-7600
EMAIL: saron@renewprop.com / brad@renewprop.com

☒ I am the property owner and hereby authorize the filing of this application.

☐ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: [Signature] 2-25-20

SIGNATURE: [Signature]

Project Description:

Renewable Properties, LLC wishes to construct a 4.8 megawatt alternating current (AC) solar photovoltaic energy generating facility at APN: 002-210-025-9 in the unincorporated community of Byron in Contra Costa County.

*****FOR OFFICE USE ONLY*****

Project Description:

The applicant requests a Land Use Permit to establish a new Commercial Solar Energy Facility.

Property Description:

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #
Area: <u>Byron</u>	*Base Fee/Deposit	\$ 5,500	5-	002-210-025-9 00
Fire District: <u>East CoCo</u>	Late Filing Penalty (+50% of above if applicable)	\$ --	5-066	Site Address: <u>21000 HWY BYRON CA</u>
Sphere of Influence: <u>N/A</u>	30% Est. Value over \$100,000	\$ --	5-029	Zoning District: <u>A-2, -SG</u>
Flood Zone: <u>B, A</u>	#Units/Lots _____ x \$ _____ Sq. Ft. x \$ _____	\$ ---	5-014	General Plan: <u>AL</u>
x-ref Files: <u>PR20-0006</u>	Notification Fee	\$15.00 <u>\$30.00</u>	5-052	Census Tract: <u>3040.02</u>
	Fish & Game Posting (if not CEQA exempt)	<u>\$75.00</u>	5-048	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental Health Dept.	<u>\$57.00</u>	5684	Supervisory District: <u>3</u>
Concurrent Files:	TOTAL	\$ 5,662		Received By: <u>J. LAWLOR</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			Date Filed: <u>5/21/20</u>
				File #: <u>LP20-2029</u>

APPLICATION SUBMITTAL ON REVERSE

1-139 P.M. 36 & 37 5-4-89
2-164 P.M. 50 & 51 7-26-94

FTON
DURT
RD.

Project Site

2036-87

15

250-59

LP20-2029

(19

210

MS 2-87

P.B.

HOPE

(BYRON HOT SPRINGS RD.) WAY.

TRONG
RD.]

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCE.

REVISED	CHANGE	BY
9-21-94	164 PM 50	7a

ZM: $\frac{R-28}{S-28}$

16/17, FOR LG/25
ASSESSOR'S MAP
BOOK 2 PAGE

AMS 10-21-99 BOOK 2 PAGE 21 CONTRA COSTA COUNTY,CALIF.

General Plan: AL



Legend

- City Limits
- Highways
- Highways Bay Area
- General Plan
- SV (Single Family Residential - Ver)
- SL (Single Family Residential - Low)
- SM (Single Family Residential - Med)
- SH (Single Family Residential - High)
- ML (Multiple Family Residential - Low)
- MM (Multiple Family Residential - Med)
- MH (Multiple Family Residential - High)
- MV (Multiple Family Residential - Very High)
- MS (Multiple Family Residential - Very High)
- CC (Congregate Care/Senior Home)
- MO (Mobile Home)
- M-1 (Planner Avenue Mixed Use)
- M-2 (Downtown/Midtown Roadside)
- M-3 (Pleasant Hill BART Mixed Use)
- M-4 (Milliken Road Road Mixed Use)
- M-5 (Milliken Road Road Mixed Use)
- M-6 (Bay Point Residential Mixed L)
- M-7 (Pittsburg/Bay Point BART Site)
- M-8 (Dougherty Valley Village Center)
- M-9 (Maricopa Manor Mixed Use)
- M-10 (Milliken Road Business Park & Office)
- M-11 (Apex Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed Use)
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL (Agriculture)
- OS (Open Space)
- CR (Community Recreation)
- AG (Airport)
- LF (Landfill)
- PS (Public/Police)

1:9,028



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or available. THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.3 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

Notes
Contra Costa County -DOT GIS

Zoning: A-2



1:2,257

1

Notes
Contra Costa County - DOTT GIS

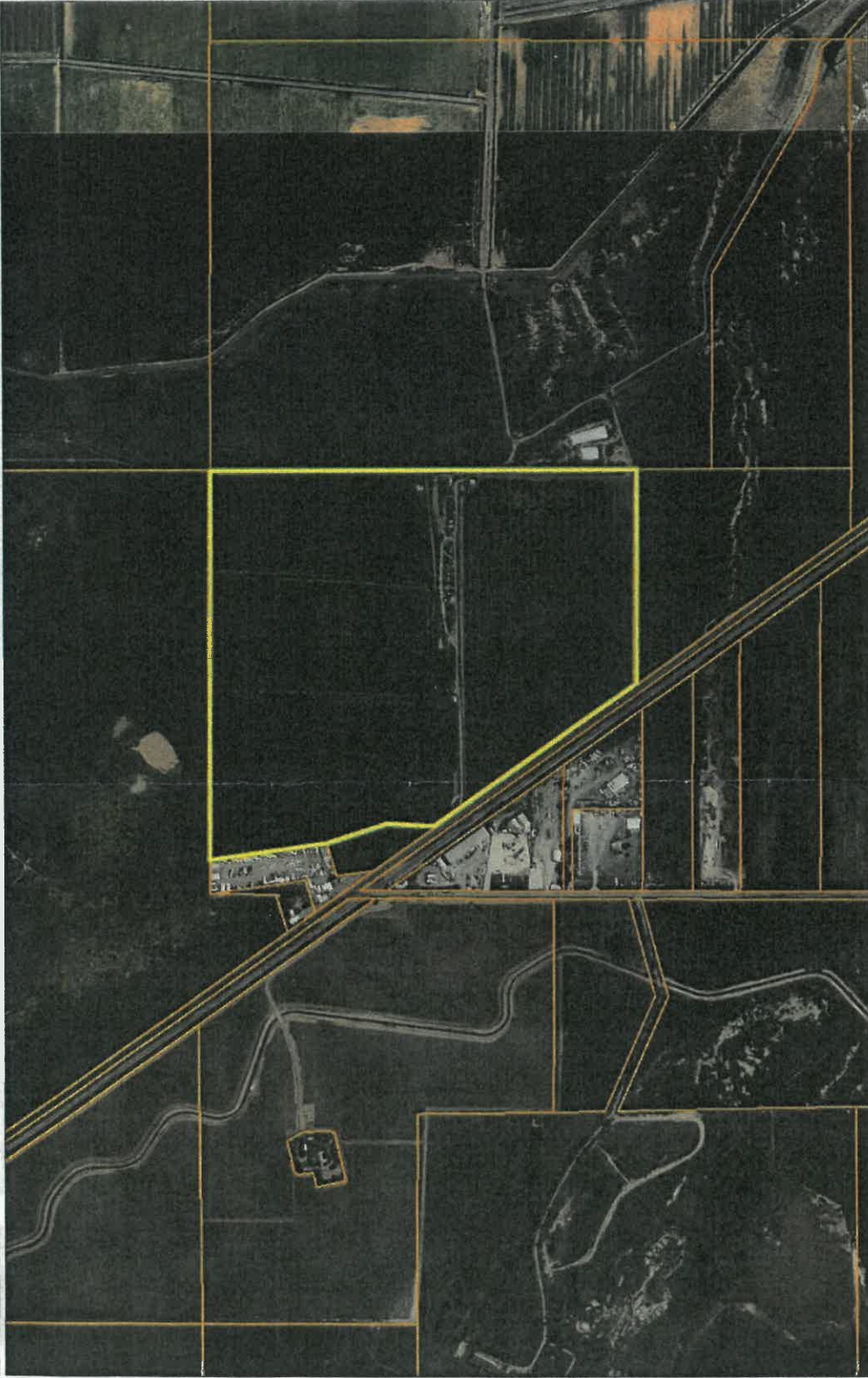
1

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

THIS MAP IS NOT TO BE USED FOR NAVIGATION
current, or otherwise reliable.

Aerial



0.3 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere



Legend

- City Limits
- Highways
- Highways Bay Area
- County Boundary
- Bay Area Counties
- Assessor Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:9,028

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Contra Costa County .DOT GIS

National Flood Hazard Layer FIRMette



37°51'7.96"N

121°37'19.32"W



121°36'41.86"W

37°50'38.55"N

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

Feet 0 250 500 1,000 1,500 2,000 1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

Area of Minimal Flood Hazard Zone X

Effective LOMFRs

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/28/2020 at 2:32:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Renewable Properties, LLC
655 Montgomery Street, Suite 1430
San Francisco, CA 94111
www.renewprop.com



May 20, 2020

Joseph Lawlor Jr., AICP
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553



RE: Byron Highway Solar Project – Land Use Application – Project Narrative

Dear Joseph,

On behalf of RPCA Solar 3, LLC, we submit this letter as a description of the Byron Highway Solar Project (Project), a small-scale utility solar generating and energy storage project located on approximately 32 acres of a 126.48-acre parcel of land in the unincorporated community of Byron. The Project is located off Byron Highway Road (APN # 002-210-025). Renewable Properties, LLC has entered into a long-term lease agreement with the property owner (Ulrich Wingens 1989 Revocable Trust) to facilitate the development of a small scale, utility solar power generation facility.

The Project will generate a total of 5.0 megawatts (MW) alternating current (AC) {7MW direct current (DC)} of clean, reliable solar energy when complete. The Project will interconnect to PG&E's pre-existing electrical distribution system located on site. The power generated from this facility will be sold to Marin Clean Energy (MCE) through a long-term Power Purchase Agreement (PPA). Additionally, the Project will be equipped with energy storage technology that will allow on-site renewable energy generation to be stored and dispatched onto the grid when needed.

The Byron Highway Solar Project will utilize approximately 18,424 solar modules and 40 string inverters to convert the sun's energy into usable, AC power. Single axis tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers. The overall height of the array will be no more than 8-feet tall.

We are excited to work with the County to advance this project through the local review and approval process. Please let us know if you have any questions about our application. We look forward to your comments and a description of the review process and timeline ahead.

Sincerely,

RENEWABLE PROPERTIES

Stephanie Loucas
Vice President, Development
415-710-3834

MAY 28 2020

BY: _____

CONTRA COSTA COUNTY ZONING ADMINISTRATOR**MONDAY, JUNE 1, 2020****30 MUIR ROAD****MARTINEZ, CA 94553**

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://zoom.us/j/92997648238>.

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:
2. DEVELOPMENT PLAN: PUBLIC HEARING:
- 2a. UNIVERSAL REI LLC (Applicant/Owner), County File #DP16-3009: The applicant requests approval of a Development Plan to construct a 14,124-square-foot 16-unit apartment building, and install associated improvements (e.g. pavement, utilities, stormwater conveyance) on a vacant property. The project includes approximately 3,796-cubic yards of grading (3,806 fill and 7 cut). A Tree Permit for the removal of nine code protected trees would also be included. The project includes the following variance requests:
 - A 33 foot building height (where 30 feet is the maximum allowed)
 - A reduced 3-foot 11 inch side yard setback (where twenty feet minimum is required) for parking spaces.

- A reduced 10-foot front yard setback (where 25 feet minimum is required) for parking spaces.
- Reduced twenty percent of open area (where 25 percent minimum is required).
- Reduced parking stall size to allow 9-foot by 17.5-foot and 7.5-foot by 14.5-foot parking stalls, where 9-foot by 19-foot is required.

The project is located on Windhover Way, approximately 125 feet north of the Pacheco Boulevard intersection in the Pacheco/Vine Hill area. (Zoning: M-29 Multiple Family Residential) (Parcel Number: 380-220-066) Exempt from CEQA under Public Resources Code section 21159.25 JL Staff Report

2b. **SIKH SOCIETY OF CENTRAL CONTRA COSTA COUNTY** (Applicant & Owner), County File #DP11-3013: The applicant requests approval of a Development Plan to allow the construction of an 8,000 square-foot Sikh Temple, a 1,400 square foot storage building, and associated parking and access improvements. The project also includes a request for approval of an exception to allow a drainage diversion to Drainage Area 48B, and approval of a tree permit to allow the removal of two code-protected Siberian Elm trees. The subject property is located at 778 Port Chicago Highway, in the Bay Point Area (Zoning: P-1) (APN: 098-030-032) For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration of Environmental Significance (no Environmental Impact Report required) has been issued for this project. AV Staff Report

2c. **OWEN POOLE** (Applicant) and **SDC DELTA COVES LLC** (Owner), County File #DP18-3026: This is an application for a modification to the Delta Coves final development plan to allow the construction of improvements to Bethel Island Road in the area between Riverview Plaza and Gateway Road. Proposed improvements to Bethel Island Road will include a two-inch pavement overlay of the existing street, replacement of non-ADA compliant curb ramps, removal and replacement of damaged curb gutter and sidewalk, new concrete sidewalk, a pedestrian refuge island, street striping, new streetlights in public right-of-way, street trees on private property, and installation of stop signs at the intersection of Bethel Island Road and Sandy Lane. The applicant has also requested an exception from the Collect and Convey requirements found in Division 914 of the County Ordinance code. The subject property is the portion of Bethel Island Road between Riverview Plaza and Gateway Road in the Bethel Island area. (Zoning: Planned Unit District (P-1)) (APN: 031-021-017) CEQA Status: Categorically Exempt. MM Staff Report

3. **LAND USE PERMIT: PUBLIC HEARING:**

3a. **CROWN CASTLE** (Applicant) - **WIEDEMANN RANCH INC** (Owner), County File #LP19-2026: The applicant requests a Land Use Permit, to establish a Telecommunication Site on an existing tower, including three antennas and ancillary equipment. The project site is located at 2305 Norris Canyon Road in the unincorporated area of San Ramon. (Zoning: A-4 Agricultural Preserve District) (Parcel Number: 211-230-015) Exempt under CEQA Guidelines, Section 15303(d) JL Staff Report

3b. **CROWN CASTLE** (Applicant) - **WIEDEMANN RANCH INC** (Owner), County File #LP19-2027: The applicant requests a Land Use Permit, to establish a Telecommunication Site on an existing tower, including seven antennas and ancillary equipment. The project site is located at 2305 Norris Canyon Road in the unincorporated area of San Ramon. (Zoning: A-4 Agricultural Preserve District) (Parcel Number: 211-230-015) Exempt under CEQA Guidelines, Section 15303(d). JL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 15, 2020.

~CANCELLED~

RECEIVED

JUN 2 2020

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JUNE 10, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

BY: _____

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 9:30 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:00 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 24, 2020.

JUN 11 2020

BY: _____

CONTRA COSTA COUNTY ZONING ADMINISTRATOR**MONDAY, JUNE 15, 2020****30 MUIR ROAD
MARTINEZ, CA 94553**

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

To slow the spread of COVID-19, the County Health Officer's Shelter Order of April 29, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at:
https://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us. The meeting agenda posted prior to the June 15, 2020 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: **<https://www.contracosta.ca.gov/AgendaCenter/Zoning-Administrator-130>**.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING:

- 2a. UNIVERSAL REI LLC (Applicant/Owner), County File #DP16-3009: The applicant requests approval of a Development Plan to construct a 14,124-square-foot 16-unit apartment building, and install associated improvements (e.g. pavement, utilities, stormwater conveyance) on a vacant property. The project includes approximately 3,796-cubic yards of grading (3,803 fill and 7 cut). A Tree Permit for the removal of nine code protected trees would also be included. An exception to allow diversion of stormwater to Windhover Way would be included. The project includes the following variance requests:

- A 33 foot building height (where 30 feet is the maximum allowed)
- A reduced 3-foot 11 inch side yard setback (where twenty feet minimum is required) for parking spaces.
- A reduced 10-foot front yard setback (where 25 feet minimum is required) for parking spaces.
- Reduced twenty percent of open area (where 25 percent minimum is required).
- Reduced parking stall size to allow 9-foot by 17.5-foot and 7.5-foot by 14.5-foot parking stalls, where 9-foot by 19-foot is required.

The project is located on Windhover Way, approximately 125 feet north of the Pacheco Boulevard intersection in the Pacheco/Vine Hill area. (Zoning: M-29 Multiple Family Residential) (Parcel Number: 380-220-066). (Continued from June 1, 2020 TM) JL Staff Report

3. LAND USE PERMIT: PUBLIC HEARING:

- 3a. DEWING PARK RECREATION CLUB (APPLICANT AND OWNER), County File #LP19-2033.). The applicant requests approval to modify the existing land use permit (County File #LP57-570) for the Dewing Park swim club.

The modifications include: 1) expansion of membership and hours of operation; 2) allowing amplified sound; and 3) allowing an increased size for an existing freestanding identification sign. The project also includes the following variance requests: 4) 73 off-street parking spaces (where 171 spaces are required); 5) a 7-foot, 10-inch rear yard (where 15 feet is required) for an existing BBQ structure; 6) a 3-foot, 10-inch setback (where 20 feet is required) for an existing freestanding sign; and 7) a 9-foot, 7-inch rear yard (where 15 feet is required) for an existing, unpermitted storage room addition to the main pool building. The project is located at 2016 Olympic Boulevard in the unincorporated Walnut Creek area. (Zoning: Single Family Residential, R-10) (Assessor's Parcel Number: 184-170-066) SS [Staff Report](#)

- 3b. [DAN BURKE, WEST COAST TOWERS](#) (Applicant) and [MATTHEW TOLY](#) (Owner), County File #LP20-2023: This is an application for a Land Use Permit to allow the renewal of County File #LP07-2042 for the installation of one 80-foot tall multi-carrier wireless telecommunications monopine with an elevated equipment platform. The project also includes the collocation of AT&T to the wireless facility. The subject property is located at 2901 Taylor Road in the Bethel Island area. (Zoning: General Commercial (C)) (APN: 031-040-005). MM [Staff Report](#)
- 3c. [K-VAC ENVIRONMENTAL SERVICES](#) (Applicant), [TIN CAN ALLEY ASSOCIATES LLC](#) (Owners), County File #LP15-2017. The applicant seeks approval of a Land Use/Development Plan Combination Permit to allow the establishment of a centralized water treatment facility within an existing building. The project also includes a request for approval of a land use permit to designate an existing mobile home and garage as a permanent caretaker mobile home, request for approval of a variance to allow a partially-paved parking area (where paving of all spaces is required), request for approval of a deviation to allow less than ten percent of site landscaping, and a request for approval of an exception from County collect and convey drainage requirements. The project site is located at 1850 Garden Tract Road in the unincorporated North Richmond area. (Zoning: North Richmond Planned Unit, P-1) (Assessor's Parcel Number: 408-170-063). ST [Staff Report](#)
- 3d. [MICHAEL ZHANG](#) (Applicant & Owner) County File #LP19-2040: The applicant seeks approval of a Land Use Permit to allow the extension of an existing legal nonconforming duplex use within a single-family residential district, as allowed pursuant to County Ordinance Section 82-8.006. The nonconforming duplex use will be extended by way of repairing the foundation, reconstructing an exterior front stairway, window replacement, repair of a second-story front porch, and an interior remodel to create two new bedrooms and one new bathroom within the lower level unit. The applicant is also requesting approval of a variance to allow foundation repairs at the rear of the residence which are located 14 feet from the rear property line, where 15 feet is the minimum required rear yard. The subject property is located at 67 Bishop Road in the Crockett area. (Zoning: R-6 Single-Family Residential) (APN: 354-231-022) AV [Staff Report](#)
- 3e. [LILLY WHALEN](#) (APPLICANT AND OWNER), County File #LP20-2002: A request for approval of a land use permit and variance to allow an 8-foot by 19-foot travel trailer, with a 2-foot side yard setback (where 5 feet is required), to be used as a temporary family member mobile home at the property located at 2630 McMorrow Road in the San Pablo area of unincorporated Contra Costa County. The mobile home will be located next to the garage, adjacent to the southern property line. (Zoning: Single-Family Residential, R-6)(Assessor's Parcel Number: 403-186-003). SJ [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WILL BE HELD ON MONDAY, JULY 6, 2020.

~ CANCELLED ~

RECEIVED

JUN 16 2020

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, JUNE 24, 2020

30 MUIR ROAD, MARTINEZ, CA 94553

BY: _____

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

****** 6:30 P.M. ******

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JULY 8, 2020.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.